

ROWES WHARF

Rowes Wharf is a mixed-use development featuring 330,000 sq. ft. of office space, a 230 room hotel, 100 residential condominiums, 13,000 sq. ft. of retail space, and a 700 space underground garage. Rowes Wharf was developed by the Beacon Companies and includes a variety of Harborpark features, a commuter and excursion boat terminal and viewing pavillion, a 30-slip marina, Harborwalk and public open space on 65% of the site. A public roof-top observatory for harbor viewing along with a closed central court and cafe are also featured.

- ° Developer: Beacon Companies
Skidmore, Owens, Merrill Architects
 - 300,000 sq. ft. office space
 - 230 room hotel
 - 100 condominiums
 - 13,000 sq. ft. retail space
 - 700 car garage
- ° Commuter/excursion boat terminal
- ° 30 slip marina
- ° 65% open space
- ° 5.38 acre site
- ° TDC-\$193 million

1000

1000

HARBOR TOWERS

Harbor Towers was a planned three phase residential and commercial venture by First City Development Corp. The third tower was never built and what exists today are two condominium towers, a parking garage, swimming pool and open space with stationary art sculptures. The link-up of the walkway between the Aquarium and Rowes Wharf across the Harbor Towers waterfront is expected to be completed in 1988.

- ° 620 condominium units
- ° 2-40 story buildings approx. 375 ft. high
- ° 1475 car above ground parking garage - 98' high
- ° Original developer: First City Development Corp.

NEW ENGLAND AQUARIUM - CENTRAL WHARF

update

- ° Opened Summer 1969 ° 100,000 ft. facility
- ° Original TDC \$30 million
- ° 1987 visitors-1.2 million
Ave: 3,300/day
- ° The 5-story giant ocean tank
holds 87,000 gallons of water
and has over 500 fish/mammals in it
- ° The Discovery is the amphitheatre for the
sea lion & dolphin shows and
The Voyager runs whale watches off the
north dock
- ° Water side of building "incomplete" to allow for expansion
- ° Planning major expansion



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CHRISTOPHER COLUMBUS PARK

The 2-acre BRA-owned Christopher Columbus Park is located adjacent to Long Wharf on the Downtown/North End Waterfront. The park is a major water's edge component of the Walk-to-the-Sea providing excellent harbor views, seating areas, fountains, open space, a plaza, and a tot lot. Along the water's edge of the park is a 540-ft granite walk with marine bollards.

ROSE KENNEDY GARDEN

The BRA-owned Rose Kennedy Garden is a one-acre public park located adjacent to Christopher Columbus Park on the Downtown/North End Waterfront. The park features a rose garden and also includes a plaza, a fountain and a landscaped area.

LONG WHARF

Long Wharf, a 4 AC. Downtown Pier, is a joint development project of the Boston Redevelopment Authority (BRA) and the Massachusetts Department of Environmental Management (DEM), with DEM allocating \$9,000,000 for the Wharf's reconstruction. Long Wharf will serve as a major public open space in the Downtown/North End, the terminus of the "walk-to-the-sea", and as an essential element of Boston's Harborwalk program, providing public access to the water's edge. At the same time, Long Wharf is recognized as a major water transportation terminal for the Boston Harbor, and the gateway to the Boston Harbor Islands.

When completed, at the total estimated cost of \$22,000,000 Long Wharf will provide amenities that include: 3,000 lineal feet for boat dockage and Harborwalk, a new public pier with a barrier free viewing tower, a public landing, marina, and approximately four acres of public open space.

The tip of Long Wharf is nearly complete. Construction started in the Spring of 1988 and is scheduled for completion by ~~November of~~ ^{summer of} 1989. ^{9 (Phase I)} This effort will result in 1 acre of public open space, seating areas, a shade pavilion and its surface area will be highlighted with an inlaid granite compass rose.

COMMERCIAL WHARF

Commercial Wharf currently houses a mixture of uses including residential condos, offices, two restaurants, the Boston Yacht Haven Marina and surface parking. All uses on the wharf are privately owned; owners include East Commercial Wharf Condominium Association, Blue Water Trust, East Commercial Wharf Limited, Marine Nominee Trust, and Waterfront Park Limited Partnership.

The north and south finger piers on the eastern edge are currently in dilapidated condition and publicly inaccessible. The wharf as a whole is not inviting to the public since there is limited open space since much of the surface area is used for parking. In addition, there is a locked gate at the northern entry point.

Improvements to the wharf's end have been proposed and are under review. The proposal calls for the removal of the two existing dilapidated piers and construction of a 64+ slip recreational boat marina with a 2 story marina office building.

LEWIS WHARF

GENERAL INFORMATION

PROJECT ADDRESS: 45 Lewis Wharf, 54 Lewis Wharf
DEVELOPER: The Gunwyn Company
ARCHITECT: Graham Gund Architects, Inc.
LEGAL COUNSEL: Rubin & Rudman (Charlie Speliotis)

ZONING INFORMATION

IPOD ZONING: Harbor Park IPOD
UNDERLYING ZONING: M-2
REQUIRED ZONING RELIEF: IPOD Permit, Conditional Use Permit,
Use Variance,

PROPOSAL INFORMATION

DEVELOPMENT PROGRAM

TOTAL SF: 197,660
HOTEL ROOMS: 263
RESTAURANT SEATS: 150
MEETING ROOM SF: 4,000
EXECUTIVE MEETING ROOM SF: 4,800 (8 @ 600sf each)
OPEN SPACE: 3 acres
HEALTH CLUB SF: To be determined
MARINA SLIPS: 80 (33 net new)
PARKING SPACES: 650 (5 levels below grade; 441 net new)

TOTAL PARCEL AREA: 412,100
LAND AND PIER AREA: 196,800
TOTAL WATER AREA: 215,300

PROPOSED HEIGHT: 4 stories (40' SOUTH BLDG, 44' NORTH BLDG)
PROPOSED FAR: 1.0
TOTAL DEVELOPMENT COST: \$85 MILLION

PUBLIC BENEFITS:

CONSTRUCTION JOBS: 1,200 (500 BRA estimate)
PERMANENT JOBS: 350
PROPERTY TAXES: \$1,640,000 (including Room Occupancy Tax)
HOUSING LINKAGE: \$614,000
JOBS LINKAGE: \$122,000

DEVELOPMENT REVIEW APPROVAL STATUS

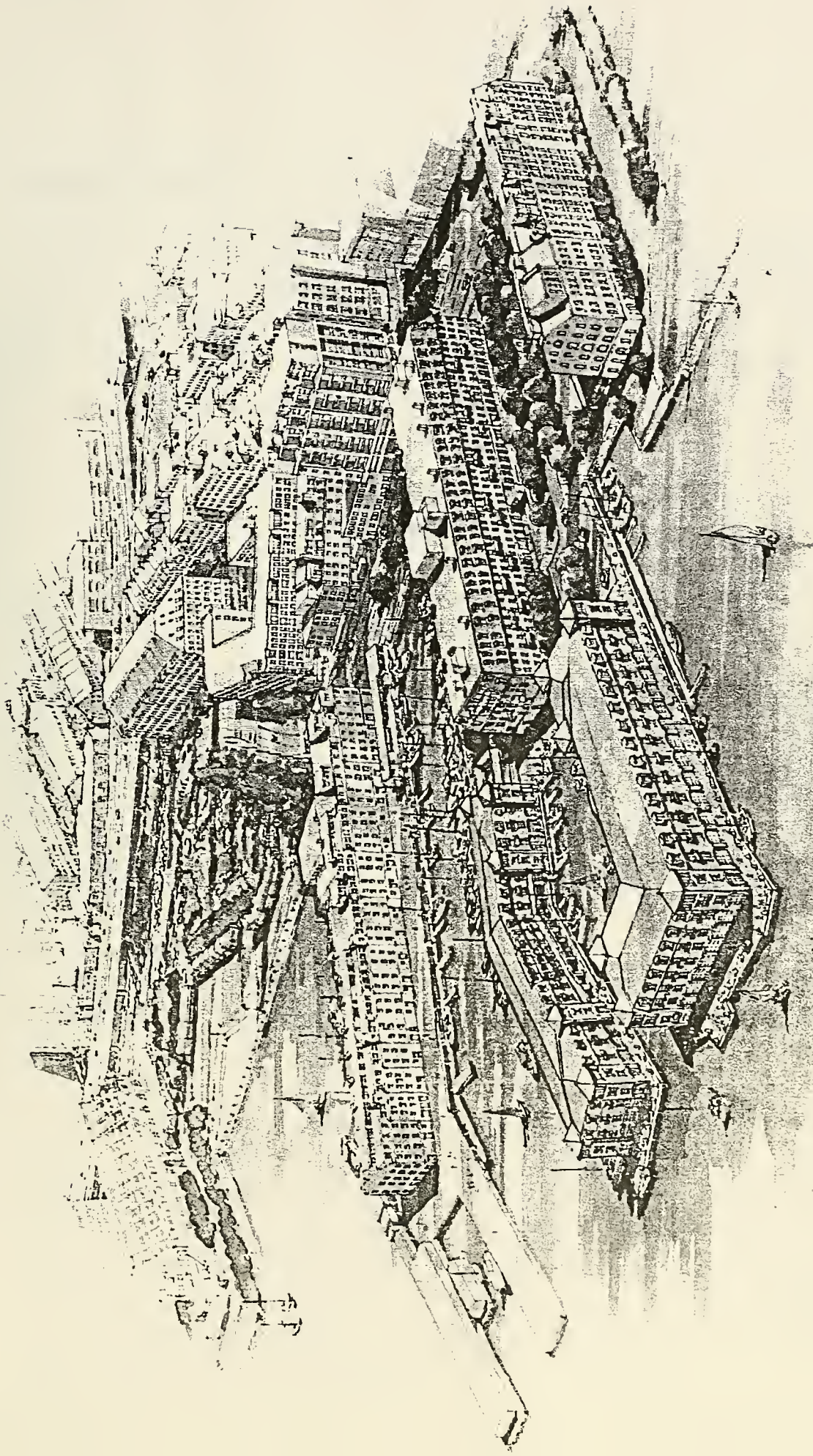
DIPP HEARING DATE: To be determined
SUBJECT TO ARTICLE 31: Yes (Voluntary Compliance)
BOARD OF APPEAL DATE: To be determined

START OF CONSTRUCTION: 1990-III (Developer's Estimate)
DATE OF COMPLETION: 1993-III (Developer's Estimate)

STATUS: PNF SUBMITTED: 6/2/89 SCOPE DUE: 7/3/89

BRA PROJECT REVIEW TEAM

MANAGER: Victor Karen, John Leigh
ARCHITECT: Felix De Amesti, Bob Kroin
OTHERS: Scott Fowler, John Noone



LEWIS WHARF

SARGENT'S WHARF

An RFP is currently being developed for this parcel. Potential uses include affordable housing, office space, commercial development, market rate housing and public open space.

- ° 3.54 acre site
- ° Owned by BRA

DEVELOPMENT CONCEPT

The Sargent's Wharf site consists of approximately 112,000 square feet of land area, and 70,000 square feet of water area to the 1880 pier head line. Primary goals for redevelopment of Sargent's Wharf include the construction of on-site affordable rental housing as well as public open space that is accessible to the North End community.

The redevelopment of Sargent's Wharf will result in the construction of 100 units of affordable housing. In addition, approximately 50 - 100 units of market rate housing and up to 100,000 square feet of office space is envisioned. Ground floor retail space oriented towards neighborhood services could occupy 10,000 - 15,000 square feet.

Nearly 70% of the entire site would be developed as open space and for pedestrian and vehicle access ways. Representing well over 2 acres, this open space will more than adequately serve the one-site residents and be a recreational amenity for the surrounding North End community. Open spaces from Commercial Street leading to recreational uses on newly constructed piers will draw people to the enjoyment of the waterfront.

Design and Development Concept for Sargents Wharf

Redevelopment of Sargents Wharf includes the construction of 100 units of affordable housing and approximately 100 units of market rate housing. Ground floor retail space oriented towards neighborhood and water-related services could occupy 30,000 square feet. These ground floor uses are crucial in establishing a character that welcomes and encourages public use. Facilities for water transportation and boating are also envisioned.

Nearly 2/3 of the entire site, or well over 2 acres would be used for open space and pedestrian ways by residents as well as those from the surrounding community. Open spaces from Commercial Street leading to recreational uses on newly constructed piers will draw people to the enjoyment of the waterfront.

The site is divided into separate building parcels by public pedestrian and vehicular ways that make access to the water's edge open and inviting. The Clark Street visual corridor provides views from Hanover Street in the heart of the North End to the harbor. Continuous public pedestrian access along the entire water's edge will be provided. Building height, massing and character is based on traditional Boston finger pier construction, with brick and granite facade materials.

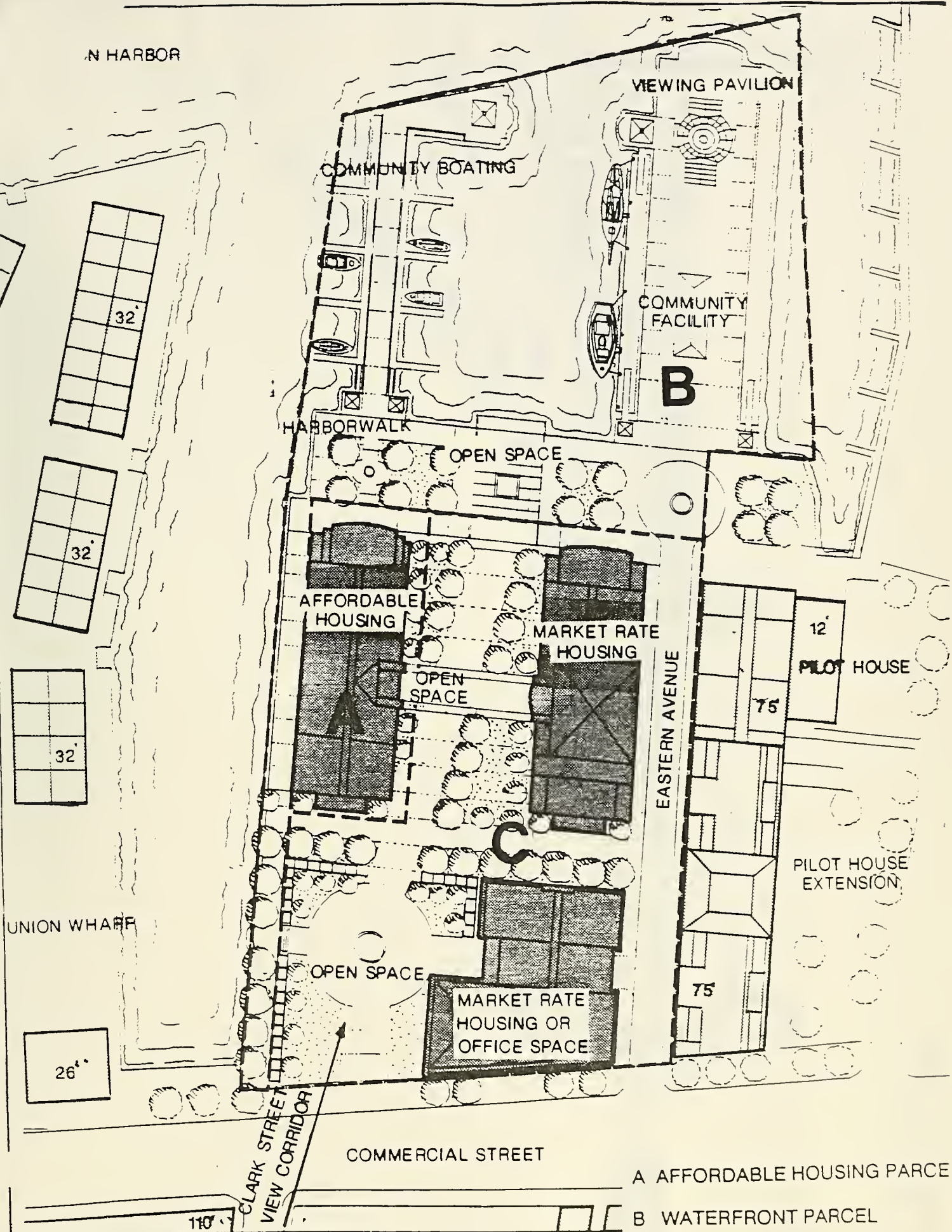
A key selection criterion for this competition involves the extent to which overall development proceeds are applied towards the financial shortfall resulting from the affordable housing component. Attaining the envisioned scale and density that is compatible with the surroundings may not however be feasible without additional funds from external sources, especially in light of waterfront construction cost premiums. If so required, the Boston Redevelopment Authority will assist the designated redeveloper in pursuing a range of options to fill a residual gap, including city linkage funds and other housing subsidies.

Design and Development Concept for Pilot House Extension

As its name implies, redevelopment of the Pilot House Extension parcel will result in construction of a building with overall height and mass that is similar to the existing Pilot House. It will in effect extend the Pilot House volume to Commercial Street. Approximately 60 units of housing and ground floor retail are envisioned in a brick and granite structure.

The primary goal for redevelopment of this parcel is creation of value that can be contributed towards the construction of affordable housing. Accordingly, either 25% of the total number of housing units must be affordable, or a minimum required off-site contribution equal to 50% of the number of units x \$25,000 must be provided toward the construction of the affordable housing on Sargents Wharf.

N HARBOR

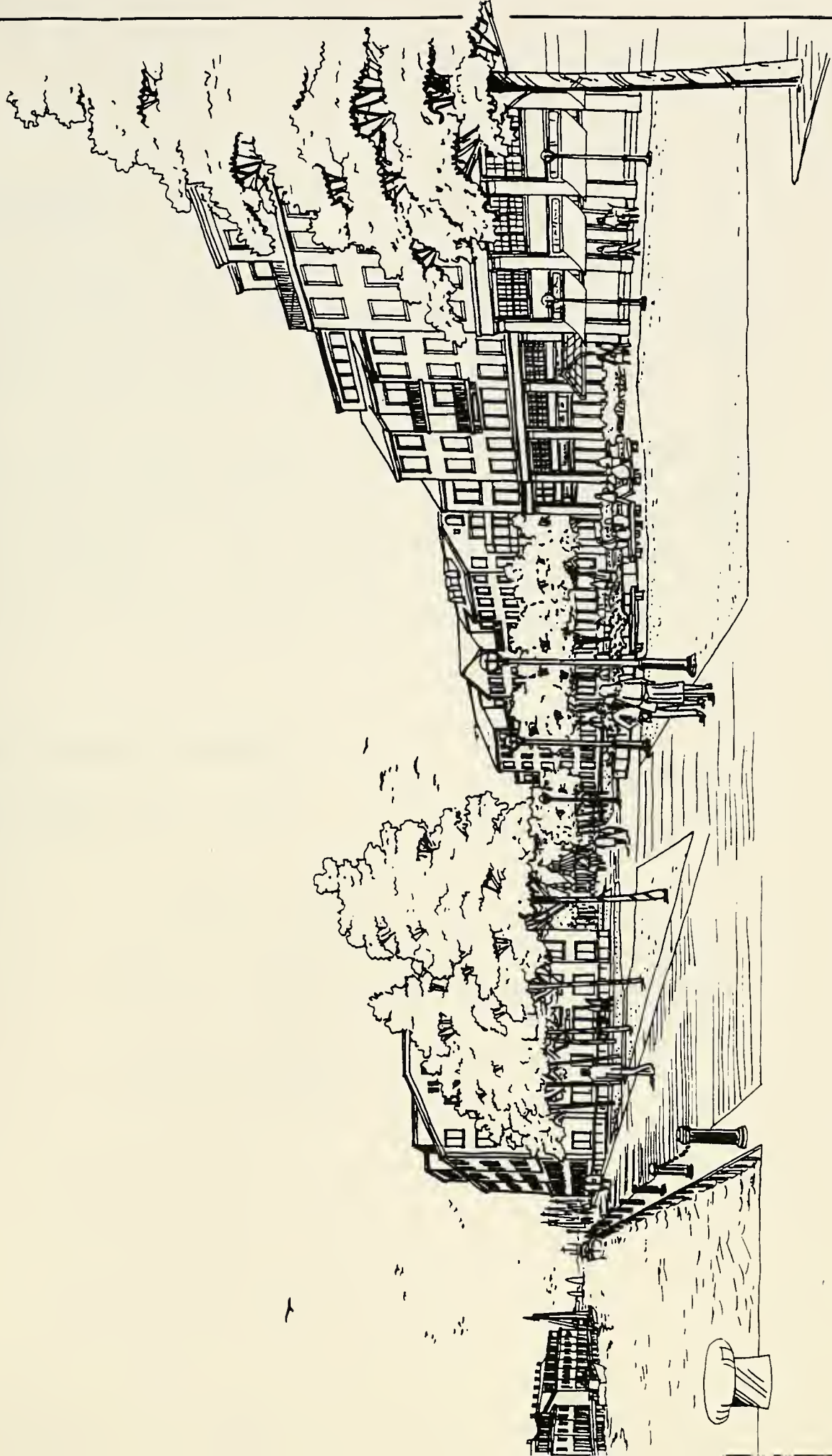


A AFFORDABLE HOUSING PARCE

B WATERFRONT PARCEL

C COMMERCIAL PARCEL

SCHEMATIC SITE CONCEPT



PERSPECTIVE

UNION WHARF

Union Wharf, completely developed and privately owned by the Union Wharf Condominium Trust, houses primarily residential townhouse condominiums, some offices, surface parking, and a pool for the condo residents.

Union Wharf is an important "missing link" in the proposed Harborwalk system as there is currently no public access to most of its eastern, southern and northern edges which are occupied by the condominium patios and pool. In addition, there are no other public areas except for a short walkway connecting to Lincoln Wharf.

LINCOLN WHARF (SAN MARCO)

Former MBTA power station.

- ° 191 units of housing
 - 60 Affordable
- ° 50 of 60 affordable sold @ \$27,000 - \$90,000
- ° 35 of 131 markets sold @ \$96,300 - \$592,000
- ° No on site parking
- ° 9 story atrium with fitness club at base
- ° TDC = \$35 million

BURROUGH'S WHARF

Burrough's Wharf consists of Lincoln and North Ferry Piers. The 2.36-acre parcel was in extremely dilapidated condition, housing a vacant coal shed on Lincoln Pier and the City's Fire Boat docking area on the North Ferry Pier.

Owner of the parcel, Burrough's Wharf Associates (Kenney Development Co.) are currently under construction at the site. Their approved proposal includes 62 market rate residential condo units (with half of the units to be located on Lincoln Pier and the other half on North Ferry Pier), reconstruction of the City's Fire Boat Terminal (to be located in the North Ferry Pier building), underground parking for 103 cars, a public marina, a public dinghy dock, an observation pavillion, public restrooms, and a water taxi terminal. 60% of the site will be public open space and 1,170 lineal ft. of Harborwalk will be built. The developers will also reconstruct and landscape Battery Street which will provide the pedestrian and vehicular access to the project site. An additional public benefit from the Burrough's Wharf project is the contribution of \$475,000 to the North End Neighborhood Housing Corporation for the development of affordable housing in the North End.

- ° 62 market rate condos in 2 bldgs.
- ° Fire boat docks and headquarters
- ° 103-car "underwater" garage
- ° public marina, dinghy dock & observation pavillion
- ° public restrooms
- ° water taxi
- ° 1,170 ft. of Harborwalk
- ° 60% open space

BATTERY WHARF

Battery Wharf is located on the North End Waterfront between Lincoln Wharf and the U.S. Coast Guard Base. The wharf is owned by the Faro Brothers and currently houses a number of retail uses including Bay State Lobster Company, Dunkin Donuts, other food outlets, and surface parking. These uses are located in a one piece structure which spreads over the entire perimeter of the wharf, totally blocking physical and visual access to the water on all sides.

F. D. Rich Co. has recently reached agreement with current owners to acquire the site. Future development envisioned for this important waterfront location includes residential units, a portion of which would be affordable, commercial and retail uses, underground parking, public open space, and 1,240 ft. of Harbor walk providing public access to the water's edge.

- ° Approximately 6 acres

- ° 199,366 s.f. land

- ° 62,400 s.f. water

COAST GUARD BASE

- ° Coast Guard Base since 1920
- ° 12.5 Acre Site
- ° 500 people on base, main role is support and repair of ships
- ° Home base for Boston cutters (1) THE CHASE
(2) THE SPENCER

MDC SKATING RINK TENNIS AREA

The MDC Skating Rink - Tennis Area is owned and operated by the Metropolitan District Commission. This area is located at the end of the North Washington Street Bridge and Commercial Street in the North End. In addition to the Rink and Tennis area is a public dock and walkway extending to building at 585 Commercial Street.

LANGONE PARK

The City of Boston Parks and Recreation Department is coordinating a \$295,000 rehabilitation of Langone Park.

Construction started in the spring and is scheduled for completion 1988. Work includes the rehabilitation of the ball fields and basketball court. Funding is provided by City Capital Improvement monies.

